

UNITED STATES BANKRUPTCY COURT  
SOUTHERN DISTRICT OF NEW YORK

In Re. Urban Commons 2 West LLC

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§

Debtor(s)

Case No. 22-11509

Lead Case No. 22-11509

☒ Jointly Administered

Monthly Operating Report

Chapter 11

Reporting Period Ended: 06/30/2023

Petition Date: 11/15/2022

Months Pending: 8

Industry Classification: 7 2 1 1

Reporting Method:

Accrual Basis ☒

Cash Basis ☐

Debtor's Full-Time Employees (current):

0

Debtor's Full-Time Employees (as of date of order for relief):

0

Supporting Documentation (check all that are attached):

(For jointly administered debtors, any required schedules must be provided on a non-consolidated basis for each debtor)

- ☒ Statement of cash receipts and disbursements
- ☒ Balance sheet containing the summary and detail of the assets, liabilities and equity (net worth) or deficit
- ☒ Statement of operations (profit or loss statement)
- ☐ Accounts receivable aging
- ☐ Postpetition liabilities aging
- ☐ Statement of capital assets
- ☐ Schedule of payments to professionals
- ☐ Schedule of payments to insiders
- ☒ All bank statements and bank reconciliations for the reporting period
- ☐ Description of the assets sold or transferred and the terms of the sale or transfer

/s/ Mark D. Podgainy

Signature of Responsible Party

07/24/2023

Date

Mark D. Podgainy

Printed Name of Responsible Party

2 West Street, New York, NY 10011

Address

STATEMENT: This Periodic Report is associated with an open bankruptcy case; therefore, Paperwork Reduction Act exemption 5 C.F.R. § 1320.4(a)(2) applies.

Debtor's Name Urban Commons 2 West LLC

Case No. 22-11509

Part 1: Cash Receipts and Disbursements		Current Month	Cumulative
a.	Cash balance beginning of month	\$78,046	
b.	Total receipts (net of transfers between accounts)	\$1,110,812	\$4,801,174
c.	Total disbursements (net of transfers between accounts)	\$356,427	\$3,968,733
d.	Cash balance end of month (a+b-c)	\$832,431	
e.	Disbursements made by third party for the benefit of the estate	\$0	\$0
f.	Total disbursements for quarterly fee calculation (c+e)	\$356,427	\$3,968,733

Part 2: Asset and Liability Status (Not generally applicable to Individual Debtors. See Instructions.)		Current Month
a.	Accounts receivable (total net of allowance)	\$0
b.	Accounts receivable over 90 days outstanding (net of allowance)	\$0
c.	Inventory (Book <input type="radio"/> Market <input type="radio"/> Other <input checked="" type="radio"/> (attach explanation))	\$0
d.	Total current assets	\$1,143,081
e.	Total assets	\$101,744,207
f.	Postpetition payables (excluding taxes)	\$4,694,625
g.	Postpetition payables past due (excluding taxes)	\$382,204
h.	Postpetition taxes payable	\$1,824,467
i.	Postpetition taxes past due	\$1,824,467
j.	Total postpetition debt (f+h)	\$6,519,092
k.	Prepetition secured debt	\$90,658,576
l.	Prepetition priority debt	\$0
m.	Prepetition unsecured debt	\$10,195,244
n.	Total liabilities (debt) (j+k+l+m)	\$107,372,912
o.	Ending equity/net worth (e-n)	\$-5,628,705

Part 3: Assets Sold or Transferred		Current Month	Cumulative
a.	Total cash sales price for assets sold/transferred outside the ordinary course of business	\$0	\$0
b.	Total payments to third parties incident to assets being sold/transferred outside the ordinary course of business	\$0	\$0
c.	Net cash proceeds from assets sold/transferred outside the ordinary course of business (a-b)	\$0	\$0

Part 4: Income Statement (Statement of Operations) (Not generally applicable to Individual Debtors. See Instructions.)		Current Month	Cumulative
a.	Gross income/sales (net of returns and allowances)	\$0	
b.	Cost of goods sold (inclusive of depreciation, if applicable)	\$0	
c.	Gross profit (a-b)	\$0	
d.	Selling expenses	\$0	
e.	General and administrative expenses	\$221,751	
f.	Other expenses	\$101,430	
g.	Depreciation and/or amortization (not included in 4b)	\$234,800	
h.	Interest	\$28,887	
i.	Taxes (local, state, and federal)	\$244,671	
j.	Reorganization items	\$85,166	
k.	Profit (loss)	\$-916,706	\$7,160,494

Debtor's Name Urban Commons 2 West LLC

Case No. 22-11509

**Part 5: Professional Fees and Expenses**

a.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (bankruptcy) <i>Aggregate Total</i>		\$146,971	\$1,010,825	\$146,971	\$1,010,825
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
i	BAK Advisors	Other	\$25,311	\$184,781	\$25,311	\$184,781
ii	Davidoff Hutcher & Citron LLP	Lead Counsel	\$52,322	\$575,449	\$52,322	\$575,449
iii	Getzler Henrich & Associates L	Financial Professional	\$69,338	\$250,595	\$69,338	\$250,595
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Debtor's Name Urban Commons 2 West LLC

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b.			Approved Current Month	Approved Cumulative	Paid Current Month	Paid Cumulative
	Debtor's professional fees & expenses (nonbankruptcy) <i>Aggregate Total</i>					
	<i>Itemized Breakdown by Firm</i>					
	Firm Name	Role				
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Debtor's Name Urban Commons 2 West LLC

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Debtor's Name Urban Commons 2 West LLC

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Debtor's Name Urban Commons 2 West LLC

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c.	All professional fees and expenses (debtor & committees)						

**Part 6: Postpetition Taxes****Current Month****Cumulative**

a.	Postpetition income taxes accrued (local, state, and federal)	\$0	\$0
b.	Postpetition income taxes paid (local, state, and federal)	\$0	\$0
c.	Postpetition employer payroll taxes accrued	\$0	\$0
d.	Postpetition employer payroll taxes paid	\$0	\$0
e.	Postpetition property taxes paid	\$0	\$0
f.	Postpetition other taxes accrued (local, state, and federal)	\$244,671	\$1,824,467
g.	Postpetition other taxes paid (local, state, and federal)	\$0	\$0

**Part 7: Questionnaire - During this reporting period:**

- a. Were any payments made on prepetition debt? (if yes, see Instructions) Yes ☐ No ☒
- b. Were any payments made outside the ordinary course of business without court approval? (if yes, see Instructions) Yes ☐ No ☒
- c. Were any payments made to or on behalf of insiders? Yes ☐ No ☒
- d. Are you current on postpetition tax return filings? Yes ☒ No ☐
- e. Are you current on postpetition estimated tax payments? Yes ☒ No ☐
- f. Were all trust fund taxes remitted on a current basis? Yes ☒ No ☐
- g. Was there any postpetition borrowing, other than trade credit? (if yes, see Instructions) Yes ☒ No ☐
- h. Were all payments made to or on behalf of professionals approved by the court? Yes ☒ No ☐ N/A ☐
- i. Do you have:
- Worker's compensation insurance? Yes ☐ No ☒
- If yes, are your premiums current? Yes ☐ No ☐ N/A ☒ (if no, see Instructions)
- Casualty/property insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- General liability insurance? Yes ☒ No ☐
- If yes, are your premiums current? Yes ☒ No ☐ N/A ☐ (if no, see Instructions)
- j. Has a plan of reorganization been filed with the court? Yes ☒ No ☐
- k. Has a disclosure statement been filed with the court? Yes ☒ No ☐
- l. Are you current with quarterly U.S. Trustee fees as set forth under 28 U.S.C. § 1930? Yes ☒ No ☐



Debtor's Name Urban Commons 2 West LLC

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**Part 8: Individual Chapter 11 Debtors (Only)**

- |  |       |     |
|--|-------|-----|
| a. Gross income (receipts) from salary and wages                     | _____ | \$0 |
| b. Gross income (receipts) from self-employment                      | _____ | \$0 |
| c. Gross income from all other sources                               | _____ | \$0 |
| d. Total income in the reporting period (a+b+c)                      | _____ | \$0 |
| e. Payroll deductions  | _____ | \$0 |
| f. Self-employment related expenses                                  | _____ | \$0 |
| g. Living expenses   | _____ | \$0 |
| h. All other expenses  | _____ | \$0 |
| i. Total expenses in the reporting period (e+f+g+h)                  | _____ | \$0 |
| j. Difference between total income and total expenses (d-i)          | _____ | \$0 |
| k. List the total amount of all postpetition debts that are past due | _____ | \$0 |
- l. Are you required to pay any Domestic Support Obligations as defined by 11 U.S.C § 101(14A)? Yes ☐ No ☒
- m. If yes, have you made all Domestic Support Obligation payments? Yes ☐ No ☐ N/A ☒

**Privacy Act Statement**

28 U.S.C. § 589b authorizes the collection of this information, and provision of this information is mandatory under 11 U.S.C. §§ 704, 1106, and 1107. The United States Trustee will use this information to calculate statutory fee assessments under 28 U.S.C. § 1930(a)(6). The United States Trustee will also use this information to evaluate a chapter 11 debtor's progress through the bankruptcy system, including the likelihood of a plan of reorganization being confirmed and whether the case is being prosecuted in good faith. This information may be disclosed to a bankruptcy trustee or examiner when the information is needed to perform the trustee's or examiner's duties or to the appropriate federal, state, local, regulatory, tribal, or foreign law enforcement agency when the information indicates a violation or potential violation of law. Other disclosures may be made for routine purposes. For a discussion of the types of routine disclosures that may be made, you may consult the Executive Office for United States Trustee's systems of records notice, UST-001, "Bankruptcy Case Files and Associated Records." See 71 Fed. Reg. 59,818 et seq. (Oct. 11, 2006). A copy of the notice may be obtained at the following link: [http://www.justice.gov/ust/eo/rules\\_regulations/index.htm](http://www.justice.gov/ust/eo/rules_regulations/index.htm). Failure to provide this information could result in the dismissal or conversion of your bankruptcy case or other action by the United States Trustee. 11 U.S.C. § 1112(b)(4)(F).

**I declare under penalty of perjury that the foregoing Monthly Operating Report and its supporting documentation are true and correct and that I have been authorized to sign this report on behalf of the estate.**

/s/ Mark D. Podgainy

Signature of Responsible Party

Chief Restructuring Officer

Title

Mark D. Podgainy

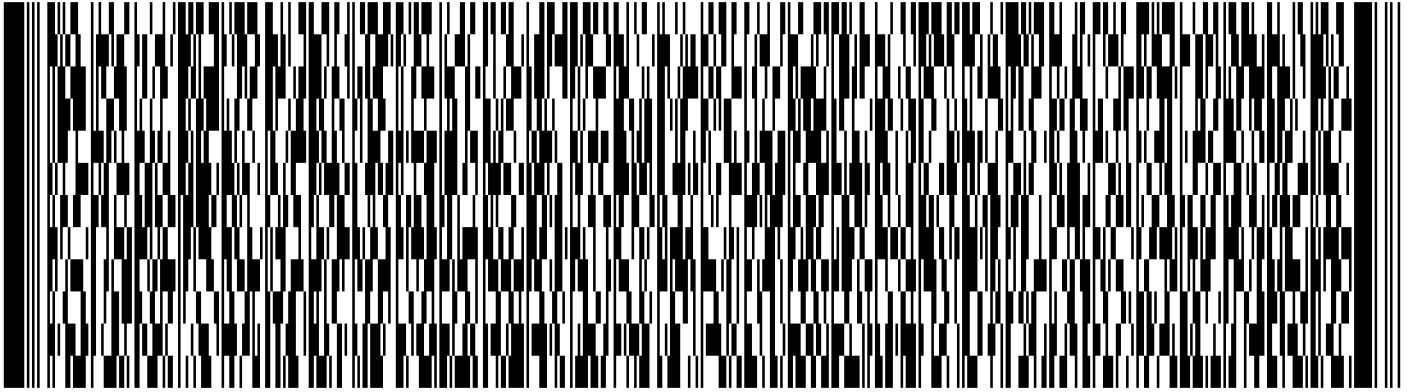
Printed Name of Responsible Party

07/24/2023

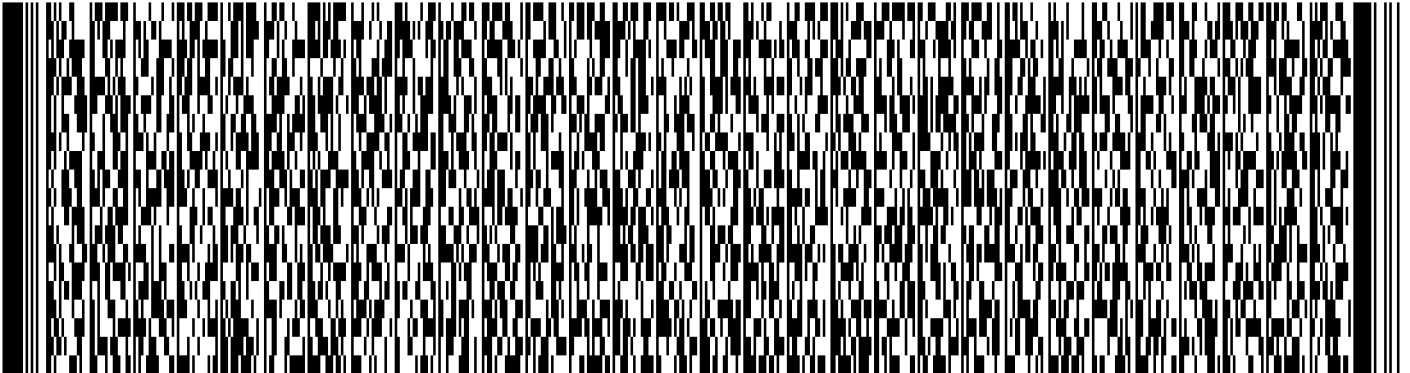
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Debtor's Name Urban Commons 2 West LLC

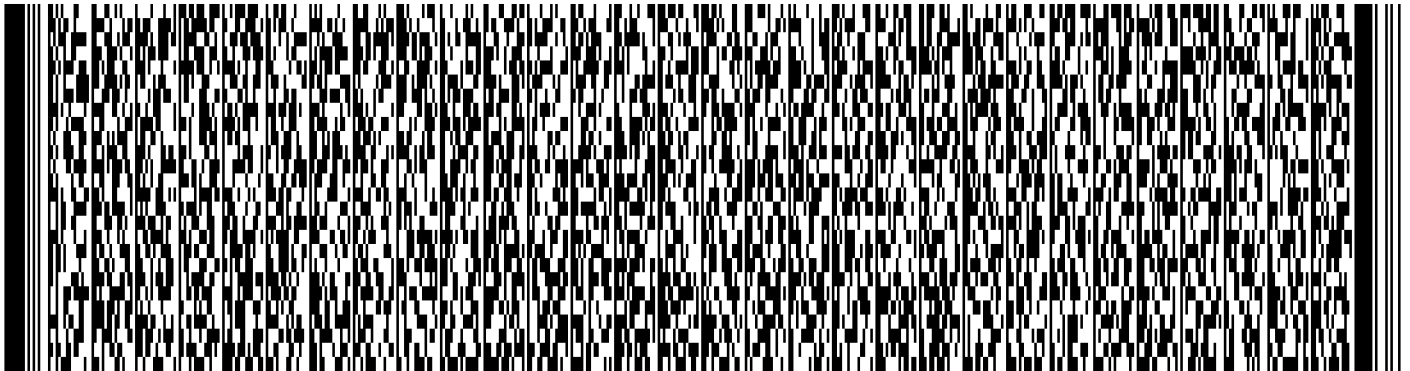
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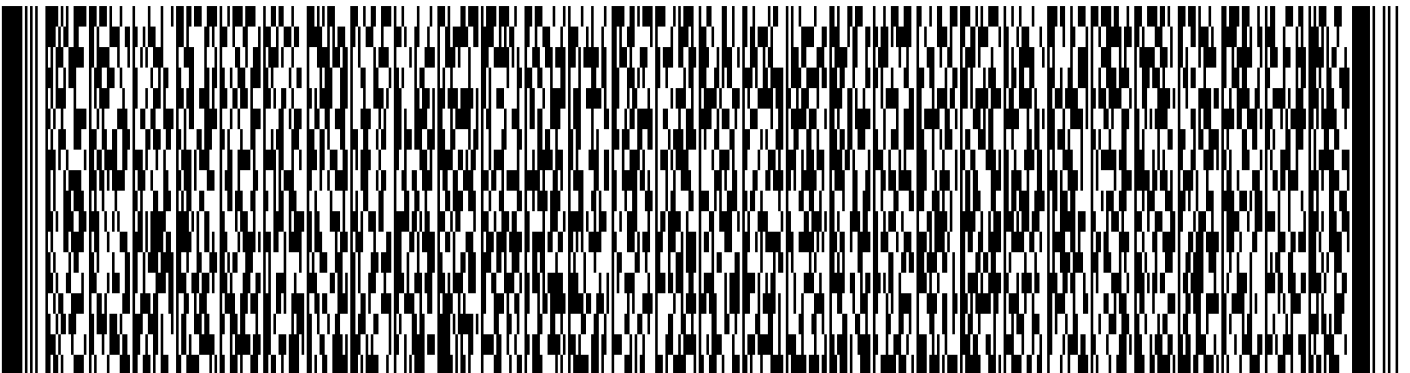
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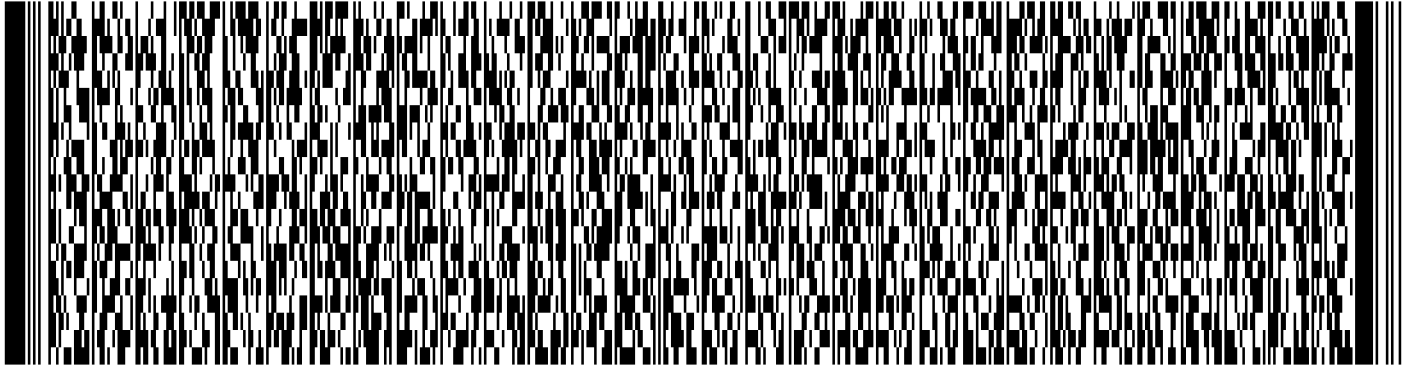
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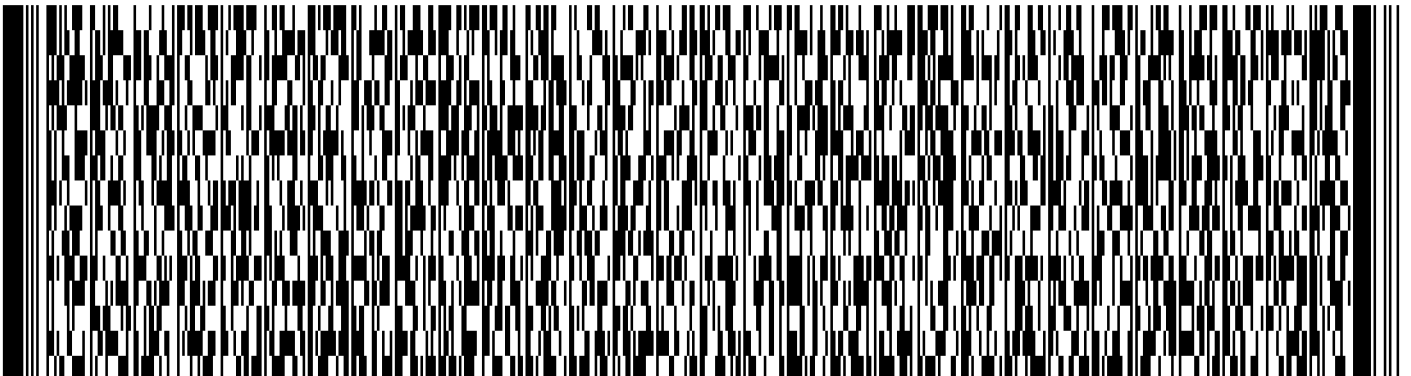
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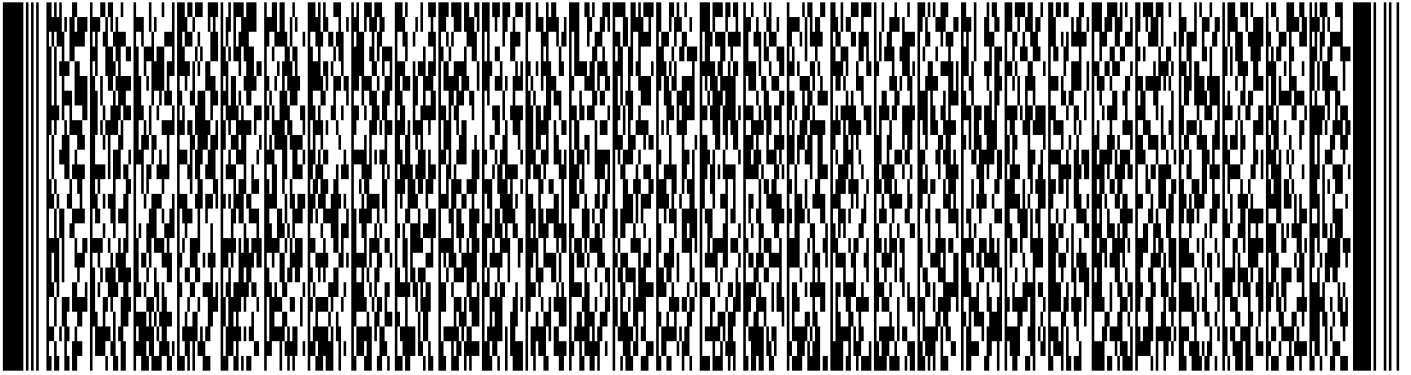
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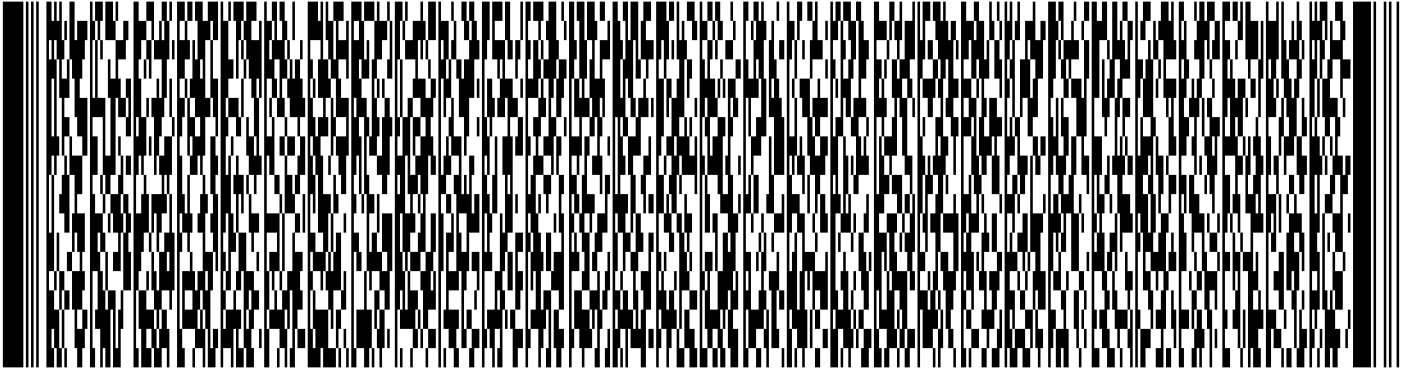
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Debtor's Name Urban Commons 2 West LLC

Case No. 22-11509



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Direct inquiries to:  
888 761-3967

## ACCOUNT STATEMENT

Page 1 of 4  
STARTING DATE: June 01, 2023  
ENDING DATE: June 30, 2023  
Total days in statement period: 30  
0014  
( 2)OZ 01  
URBAN COMMONS 2 WEST LLC  
CHAPTER 11 DEBTOR IN POSSESSION  
CASE #22-11509  
MARK PODGAINY, CRO 0176  
295 MADISON AVE FL 20  
NEW YORK NY 10017-6358Receive money with Direct Deposits.  
Payments are automatically sent to your  
bank account so you can save yourself a  
trip to the bank. Talk to your payer to see  
if you qualify or call 888.895.5650 for  
more details.

## Trustee-Vendor Checking

Account number	0014	Beginning balance	\$78,045.46
Enclosures	2	Total additions ( 3)	1,110,812.39
Low balance	\$9,450.00	Total subtractions ( 9)	356,426.87
Average balance	\$63,082.20	Ending balance	\$832,430.98

## CREDITS

Number	Date	Transaction Description	Additions
	06-13	Wire Trans-IN BPC DIP LENDER LLC	201,779.05
	06-26	Wire Trans-IN BPC DIP LENDER LLC	86,052.42
	06-30	Wire Trans-IN BPC DIP LENDER LLC	822,980.92

## CHECKS

Number	Date	Amount	Number	Date	Amount
1008	06-08	32,987.96	1009	06-21	19,539.68

## DEBITS

Date	Transaction Description	Subtractions
06-02	Outgoing Wire GETZLER HENRICH & ASSOCIATES LLC	35,607.50
06-14	Outgoing Wire BIG RIVER INSURANCE BROKERAGE INC	7,075.57
06-14	Outgoing Wire BAK ADVISORS INC	25,310.60
06-14	Outgoing Wire MARSH USA INC	149,303.20
06-28	Outgoing Wire GETZLER HENRICH & ASSOCIATES LLC	33,730.03
06-28	Outgoing Wire DAVIDOFF HUTCHER & CITRON LLP	52,322.33
06-30	Debit Memo BANK & TECHNOLOGY SERVICE FEE	550.00

## DAILY BALANCES

Date	Amount	Date	Amount	Date	Amount
05-31	78,045.46	06-13	211,229.05	06-26	96,052.42
06-02	42,437.96	06-14	29,539.68	06-28	10,000.06
06-08	9,450.00	06-21	10,000.00	06-30	832,430.98





STARTING DATE: June 01, 2023

ENDING DATE: June 30, 2023

0014



9300 Flair Dr., 1St FL  
El Monte, CA. 91731

URBAN COMMONS 2 WEST LLC

**OVERDRAFT/RETURN ITEM FEES**

	Total for this period	Total year-to-date
Total Overdraft Fees	\$0.00	\$0.00
Total Returned Item Fees	\$0.00	\$0.00









06/07/2023 07 504085 97 222

**East West Bank**  
135 N Los Robles Ave. 6th Floor  
Pasadena, CA 91101

**1008**  
16-7038 / 3220

**VOID AFTER 90 DAYS**

URBAN COMMONS 2 WEST LLC DIP  
c/o Mark Podgany of GH&Assoc LLC  
295 Madison Ave, 20th FL  
New York NY 10017

<b>Regarding</b> URBAN COMMONS 2 WEST LLC DIP (22-11509) March and April charges - account 49-4212-2300-0002-2	<b>Date</b> 06/01/2023 <b>\$ *****32,987.96</b>
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---Thirty-Two Thousand Nine Hundred Eighty-Seven Dollars and 96/100

Pay to the Order of Con Edison  
P.O. Box 1701  
New York NY 10116-1701

Mark Podgany

0000 1008 032207038 1008

06/08/2023 1008 \$32,987.96

FOR DEPOSIT ONLY  
JP MORGAN CHASE  
ConEdison of NY

DO NOT WRITE, STAMP OR SIGN BELOW THIS LINE  
\*RESERVED FOR FINANCIAL INSTITUTION USE\*

CHECK HERE IF MOBILE DEPOSIT

06/08/2023 1008 \$32,987.96

06/20/2023 03 450610 45 90

**East West Bank**  
135 N Los Robles Ave. 6th Floor  
Pasadena, CA 91101

**1009**  
16-7038 / 3220

**VOID AFTER 90 DAYS**

URBAN COMMONS 2 WEST LLC DIP  
c/o Mark Podgany of GH&Assoc LLC  
295 Madison Ave, 20th FL  
New York NY 10017

<b>Regarding</b> URBAN COMMONS 2 WEST LLC DIP (22-11509) May charges - account 49-4212-2300-0002-2	<b>Date</b> 06/14/2023 <b>\$ *****19,539.68</b>
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---Nineteen Thousand Five Hundred Thirty-Nine Dollars and 68/100

Pay to the Order of Con Edison  
P.O. Box 1701  
New York NY 10116-1701

Mark Podgany

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06/21/2023 1009 \$19,539.68



URBAN COMMONS 2 WEST LLC, ET AL.

DIP BUDGET

VARIANCE REPORT

BOOK CASH BASIS

	Week Period	June 1 - 30		
		<u>Budget</u>	<u>Actual</u>	<u>Variance</u>
		-	78,046	78,046
<b>Cash Receipts</b>		-	-	-
<b>Operating Disbursements</b>				
Land Lease		-	-	-
PILOT		-	-	-
Civic Facilities Payment		-	-	-
Land Lease Required Appraisal		-	-	-
Property Insurance		149,303	149,303	-
D&O Insurance		7,076	7,076	-
Con Edison		60,000	52,528	(7,472)
Water/Sewer		60,000	-	(60,000)
Condo CAM		142,178	-	(142,178)
Labor		204,772	-	(204,772)
Operating Costs		228,950	-	(228,950)
Contingency		40,000	550	(39,450)
<b>Total Operating Disbursements</b>		892,278	209,456	(682,822)
<b>Operating Cash Flow</b>		(892,278)	(209,456)	682,822
<b>Accumulated</b>		(892,278)	(209,456)	682,822
<b>Non-Operating Disbursements</b>				
Utility Deposits		-	-	-
U.S. Trustee Fees		-	-	-
Professional Fees		361,497	146,970	(214,526)
DIP Fees		-	-	-
DIP Interest		-	-	-
<b>Total Non-Operating Disbursements</b>		361,497	146,970	(214,526)
<b>Net Cash Flow</b>		(1,253,775)	(356,427)	897,348
<b>Accumulated</b>		(1,253,775)	(356,427)	897,348
<b>Ending Cash Balance (not accounting for DIP)</b>		(1,253,775)	(278,381)	975,394
<b>Advances/(Repayments)</b>		1,253,775	1,110,812	(142,963)
<b>Ending Cash Balance After DIP</b>		-	832,431	832,431
<b>DIP Loan Balance</b>		4,934,137	4,801,174	(132,963)

**URBAN COMMONS 2 WEST LLC**  
**BALANCE SHEET**  
**AS OF JUNE 30, 2023**

	30-Jun-23				
	UC 2 West LLC	UC 2 West II LLC	UC 2 West III LLC	UC 2 West IV LLC	UC 2 West Op Tenant LLC
Cash	617,805	95,688	23,808	95,130	-
Intercompany Receivable	82,813	12,826	3,191	12,752	-
Inventories	-	-	-	-	-
Prepaid Expenses	423,908	65,656	16,336	65,274	-
Property Insurance	404,712	62,683	15,596	62,318	-
D&O Insurance	19,197	2,973	740	2,956	-
Professional Fees	-	-	-	-	-
Deposits	18,554	2,874	715	2,857	-
PPE	114,269,556	17,698,486	4,403,451	17,595,328	-
Less: Accumulated Depreciation	(13,668,430)	(2,117,016)	(526,722)	(2,104,677)	-
Total Assets	101,744,207	15,758,514	3,920,779	15,666,664	-
Liabilities Not Subject to Compromise					
AP and Accrued Expenses	809,756	125,418	31,204	124,687	228,988
Accrued PILOT	1,824,467	282,580	70,307	280,933	-
Accrued Professional Fees	178,205	27,601	6,867	27,440	-
Accrued DIP Fees and Interest	100,463	15,560	3,871	15,469	-
Accrued UST Fees	42,913	250	250	250	250
Intercompany Payable					111,582
DIP Loan	3,563,287	551,895	137,314	548,678	-
Total Post-Petition Liabilities	6,519,092	1,003,304	249,814	997,458	340,820
Liabilities Subject to Compromise					
Unsecured Claims					
AP / Accrued Expenses					2,420,316
Other Liabilities	10,195,244	1,579,077	392,880	1,569,873	10,117,892
Total Unsecured Claims	10,195,244	1,579,077	392,880	1,569,873	12,538,208
Secured Claims					
Senior Secured Mortgage	86,091,720	13,334,200	3,317,600	13,256,480	-
Mechanics and other Liens	4,566,856	707,331	175,987	703,209	-
Total Secured Claims	90,658,576	14,041,531	3,493,587	13,959,689	-
Equity					
Contributed Capital	75,548,123	11,701,169	2,911,296	11,632,967	27,296,915
Retained Earnings Pre-Petition	(74,016,333)	(11,463,920)	(2,852,267)	(11,397,101)	(39,835,123)
Retained Earnings Post-Petition	(7,160,494)	(1,102,647)	(274,531)	(1,096,222)	(340,820)
Net Equity	(5,628,705)	(865,398)	(215,502)	(860,355)	(12,879,028)
Total Liabilities and Owners' Equity	101,744,207	15,758,514	3,920,778	15,666,664	(0)

**URBAN COMMONS 2 WEST LLC**  
**INCOME STATEMENT**  
**June 1 - 30, 2023**

June 1-30,2023					
	UC 2 West LLC	UC 2 West II LLC	UC 2 West III LLC	UC 2 West IV LLC	UC 2 West Op Tenant LLC
Operating Revenue	\$ -	\$ -	\$ -	\$ -	\$ -
Department Expenses	-	-	-	-	-
Departmental Income					
Operating Expenses					
CAM	42,902	6,645	1,653	6,606	-
Labor	50,659	7,846	1,952	7,800	-
Misc Operating Expenses	76,917	11,913	2,964	11,844	-
Utilities					52,528
Land Lease	38,249	5,924	1,474	5,890	-
Civic Facilities Payment	12,617	1,954	486	1,943	-
Other	408	63	16	63	-
Total Operating Expenses	221,751	34,346	8,545	34,145	52,528
Non-Operating Expenses					
Depreciation	234,800	36,367	9,048	36,155	-
Insurance	101,430	15,710	3,909	15,618	-
D&O	4,584	710	177	706	-
Property	96,846	15,000	3,732	14,912	-
PILOT	244,671	37,896	9,429	37,675	-
Professional Fees	56,652	8,774	2,183	8,723	-
DHC	17,733	2,747	683	2,731	-
BAK	18,785	2,909	724	2,892	-
GH	20,134	3,118	776	3,100	-
Committee Counsel	-	-	-	-	-
DIP Fees	-	-	-	-	-
DIP Interest	28,887	4,474	1,113	4,448	-
US Trustee Fees	28,514				-
Total Non-Operating Expenses	694,954	103,221	25,682	102,619	
Net Income	(916,706)	(137,566)	(34,227)	(136,765)	(52,528)